

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL X-43-2
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Boston Redevelopment Authority has previously authorized negotiations with Boston Edison Company as Redeveloper of Parcel X-43-1 in the said Urban Renewal Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Boston Edison Company be and hereby is designated as Redeveloper of Disposition Parcel X-43-1 in the South End Urban Renewal Area subject to publication of all public disclosure and issuance of all approvals as required by the Housing Act of 1949, as amended.
2. That disposal of said property by negotiation is the proper method of making the land available for redevelopment.
3. That Boston Edison Company possesses the qualifications and financial resources necessary to acquire and rehabilitate the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the Final Working Drawings and Specifications for the improvements to be developed on said parcel are found acceptable.

5. That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcel X-43-1 between the Authority as Seller and Boston Edison Company as Buyer providing for the development by the Authority of said Disposition Parcel in the South End Urban Renewal Area subject to HUD concurrence in a minimum disposition price and the Buyer's Agreement to commence development on the parcel within five years of the date of conveyance and completion within 360 days thereafter, such agreement to be in the Authority's usual form and to contain such other and further terms and conditions as the Director shall deem proper and in the best interests of the Authority;

That the Director is further authorized to execute and deliver a Deed conveying said property pursuant to such disposition agreement and that the execution and delivery by the Director of such agreement and deed to which a Certificate of this Resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposition transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

PARCEL X-43-1

AREA 4,975 sq. ft.

WIDTH 60.3 ft.

DEPTH 82.3 ft.

SITE 825 - 832 Albany St.

ACCESS

PARKING

USE

ZONING

EASEMENT

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS

FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:

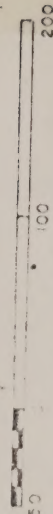
SOUTH END URBAN RENEWAL PLAN

PROJECT NO. MASS. R-56

AS APPROVED BY THE

BOSTON REDEVELOPMENT AUTHORITY

SEC. 23, 1965



DISPOSITION
PARCELS



SOUTH END
URBAN RENEWAL AREA
MASSACHUSETTS R-56
BOSTON REDEVELOPMENT AUTHORITY



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MEMORANDUM

SEPTEMBER 17, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: DESIGNATION OF REDEVELOPER
PARCEL X-43-1
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

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9/17

SUMMARY: This memorandum requests the Authority's designation of Boston Edison Company as Redeveloper of Disposition Parcel X-43-1.

The Boston Edison Company presently owns title to a parcel of land containing approximately 22,600 square feet running from Albany Street to Hampden Street in the South End Urban Renewal Area. This land is adjacent to Disposition Parcels 42, X-43-1 and X-43-2. At the present time the Authority contemplates purchasing 17,000 square feet of land from Boston Edison of which 10,700 square feet will be sold to the State for the proposed Innerbelt and 6,350 square feet will be included within Disposition Parcel 42. The remaining portion of 5,550 square feet is the present location of the Boston Edison Transformer facility presently serving the Roxbury Area.

Since the Authority and Boston Edison Company anticipate an increased demand for electricity as a result of renewal activities within the South End and the proposed Innerbelt, Boston Edison has expressed an interest in the development of Parcel X-43-1 in order that the present facility maybe expanded. On July 31, 1969, the Authority tentatively designated the Boston Edison Company as the Redeveloper of Disposition Parcel X-43-1 which contains approximately 4,975 square feet and fronts Albany Street.

Since the development of Disposition Parcels 42 and X-43-2 are contingent upon the conveying of Disposition Parcel X-43-1 to Boston Edison and since Boston Edison is anxious to begin development on Disposition Parcel X-43-1, it is recommended that the Authority adopt the attached Resolution designating Boston Edison Company as Redeveloper of Disposition Parcel X-43-1.

An appropriate Resolution is attached.

Attachment

